





Property Description

A beautifully presented Grade II Georgian property ideally situated ground floor apartment in the ever-popular Meriden. Sitting just a walk away from Meriden's shops, bars and Meriden C of E Primary School, as well as offering excellent transport links to Coventry City Centre, Birmingham Airport and the NEC. Featuring a perfect blend of character and modern finishes, this property is ideally suited to anyone that wants to benefit from both its uniqueness and convenience. Appealing to first-time buyers, home movers and buy-to-let investors alike, this property really must be viewed to be appreciated. Briefly comprising lounge, kitchen, two bedrooms and shower room, in addition there is a communal garden to the rear and two allocated parking spaces to the front. No upward chain.

Approach

The main entrance door opens into a shared hallway, which provides access to the apartment's private front door.

Lounge

Window to the front, feature fireplace with electric fire fitted, exposed ceiling beams.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric oven with induction hob and cooker hood above, integrated washing machine, integrated slimline dishwasher, space for fridge freezer, breakfast bar to living room and exposed ceiling beams.

Bedroom One

Obscure glazed window to the rear.

Bedroom Two

Obscure glazed window to the rear.

Shower Room

Fitted with a suite comprising of low level WC, wash hand basin fitted into vanity unit, shower cubicle, extractor fan, shaver point and electric radiator.

Outside

Front Of Property

To the front of the property there are two allocated parking spaces and steps leading to the main entrance.

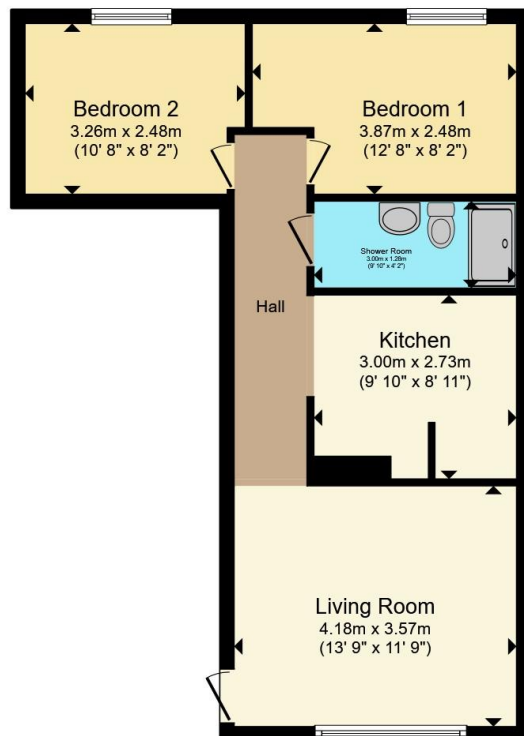
Rear Garden

Communal rear garden.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 51.4 m² (553 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating:
 Exempt

Council Tax
 Band: C

Service Charge: 80.00
 Ground Rent:
 Ask Agent

Tenure: Commonhold

view this property online atkinsonstilgoe.co.uk/Property/BAL107031

This is a Commonhold property. As a Unit Holder there is entitlement to be a member of a Commonhold Association and rights and obligations apply. Please contact the branch or your legal representative for more details.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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